

No.	Bearing	Distance	Area
L1	N34°52'20"E	12.00'	
L2	N36°40'55"W	24.37'	
L3	S54°43'11"W	14.43'	
L4	S36°40'55"E	21.39'	

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	17°55'09"	40.00	12.51	12.46	N45°53'03"E

No.	Bearing	Distance
L1	N34°52'20"E	12.00'
L2	N36°40'55"W	24.37'
L3	S37°06'17"E	23.79'
L4	S35°54'50"E	1.71'

72 LOCKE RD

Location 72 LOCKE RD**Mblu** 193/ 18/ / /**Acct#** 4542**Owner** KOUNINIS, EFSTATHIOS, A.
& CHERYL**Assessment** \$222,700**Appraisal** \$222,700**PID** 4542**Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$69,500	\$153,200	\$222,700
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$69,500	\$153,200	\$222,700

Owner of Record

Owner KOUNINIS, EFSTATHIOS, A. & CHERYL
Co-Owner
Address 115 NORTH SHORE RD
HAMPTON, NH 03842

Sale Price \$250,000
Certificate
Book & Page 5971/2595
Sale Date 12/22/2018
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KOUNINIS, EFSTATHIOS, A. & CHERYL	\$250,000		5971/2595	00	12/22/2018
LEFEBVRE, DORIS L, REV TRUST	\$0		5855/2404	38	09/22/2017
LEFEBVRE, DORIS L	\$0		1830/0463		08/01/1966

Building Information

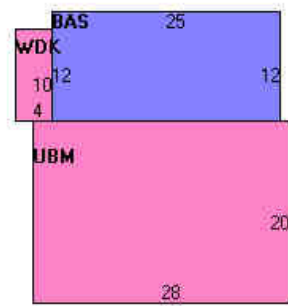
Building 1 : Section 1

Year Built: 1943
Living Area: 1,056
Replacement Cost: \$138,710
Building Percent Good: 45
Replacement Cost Less Depreciation: \$62,400

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Out-Dated
Kitchen Style:	Out-Dated
MHP	

Building Photo

(<http://images.vgsi.com/photos2/HamptonNHPhotos//00\00\81\06.jpg>)

Building Layout

(http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/4542_4571.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	860	860
EAF	Attic, Expansion, Finished	560	196
SLB	Con. Slab	860	0
UBM	Basement, Unfinished	560	0
WDK	Deck, Wood	36	0
		2,876	1,056

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,500	1

Land**Land Use**

Use Code 1010
Description SINGLE FAMILY
Zone RA
Neighborhood 60
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.23
Frontage 0
Depth 0
Assessed Value \$153,200
Appraised Value \$153,200

Outbuildings

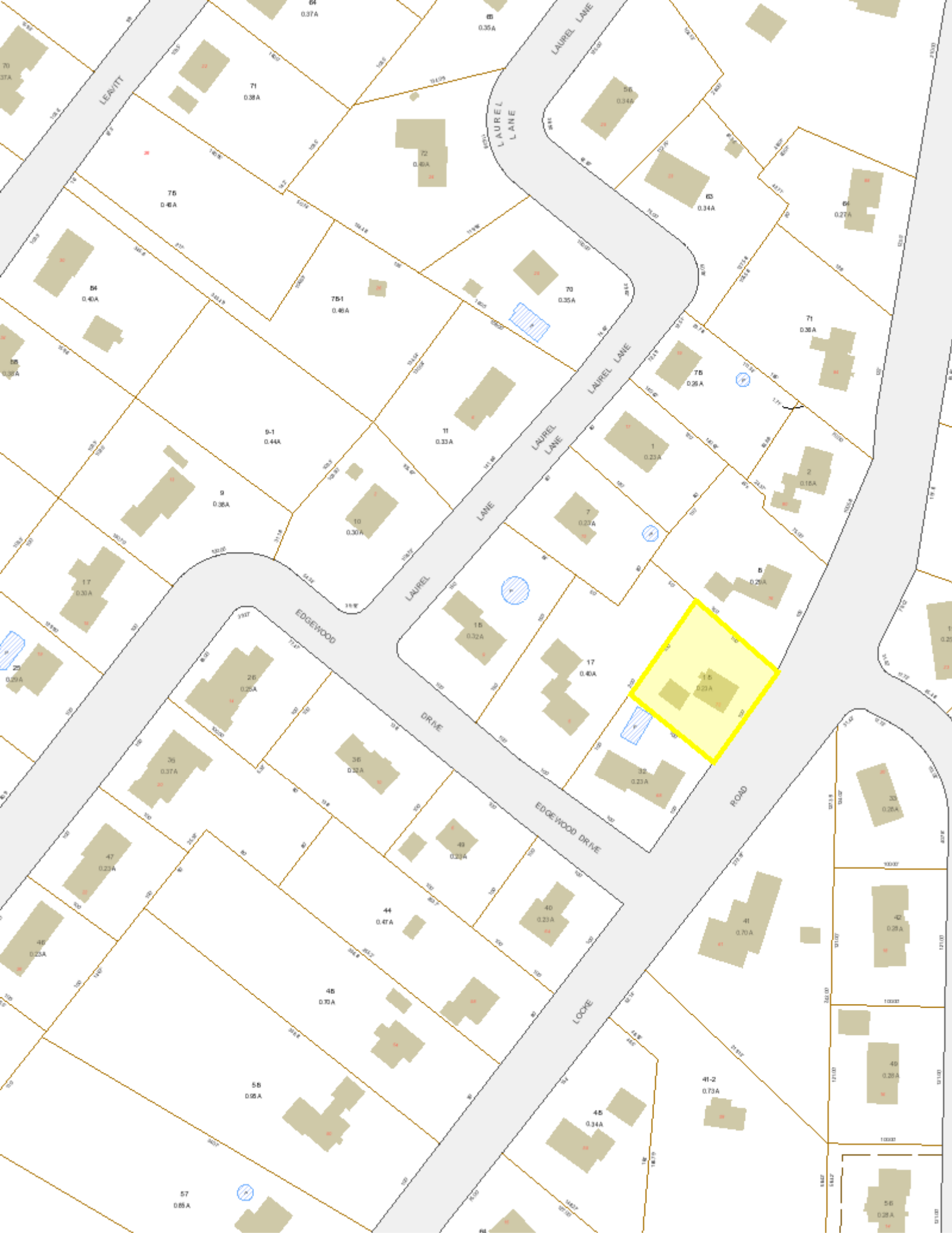
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			352 S.F.	\$4,600	1

Valuation History

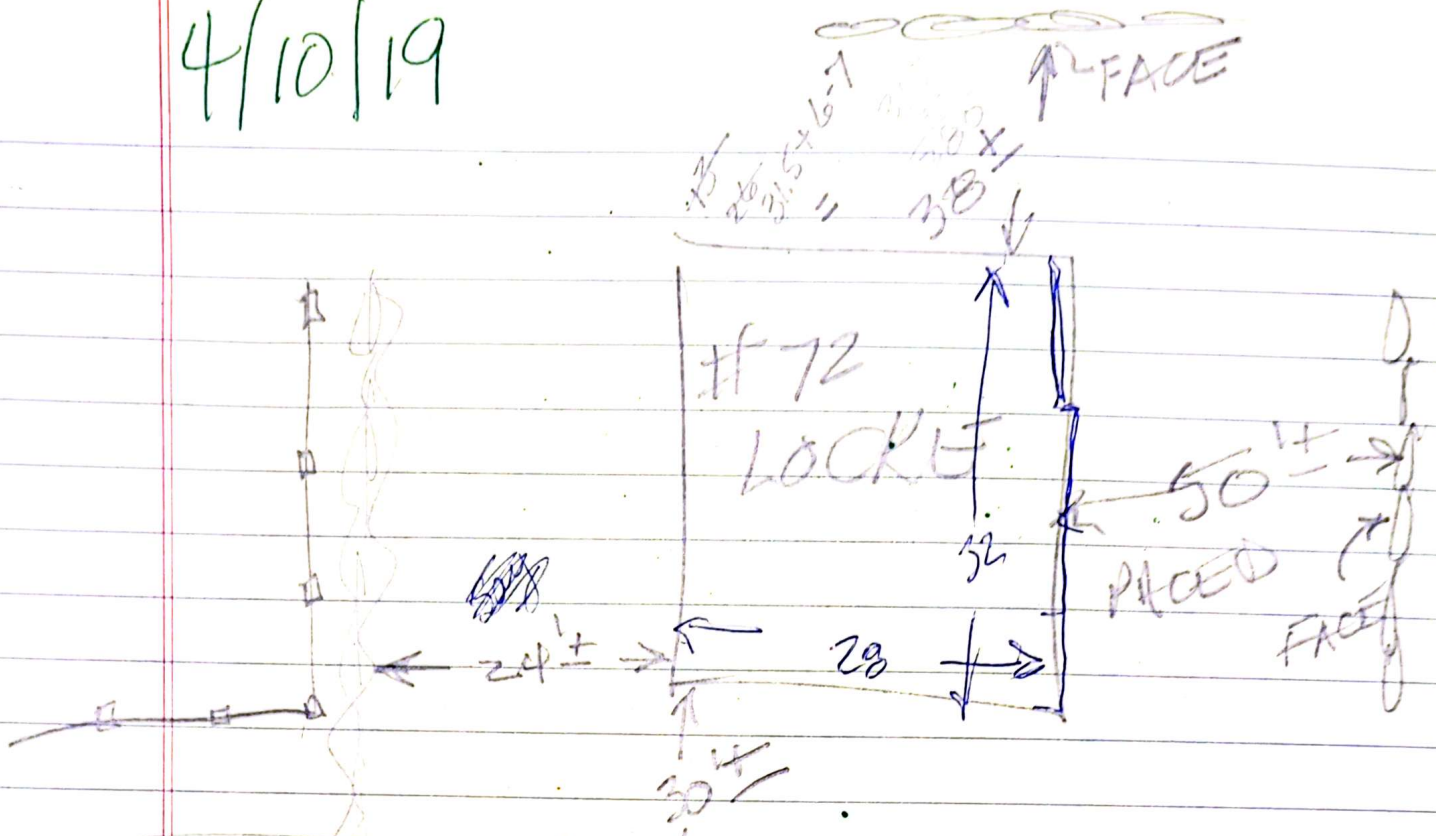
Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$94,500	\$153,200	\$247,700
2017	\$94,500	\$153,200	\$247,700
2016	\$94,500	\$153,200	\$247,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$94,500	\$153,200	\$247,700
2017	\$94,500	\$153,200	\$247,700
2016	\$94,500	\$153,200	\$247,700

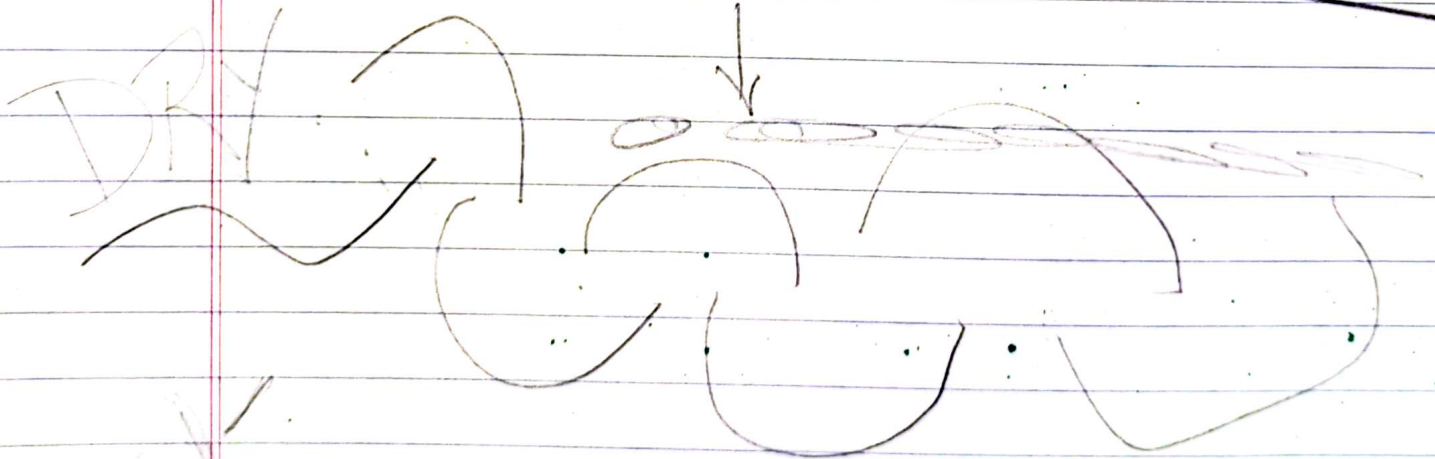
(c) 2016 Vision Government Solutions, Inc. All rights reserved.



4/10/19



Nutri



DRY

66 60 20 24 26P 52 12

ASSUMED NORTH

N/F WELCH

N/F HAUGHTON

50'

50'

50'

N/F LAFEBVRE

SECOND PARCEL

N/F SMITH

FIRST PARCEL

CORNER

DECK

200'

Zone: SF/RA

REQUIRED SETBACKS:

FRONT - 10'
SIDE - 7'
REAR - 7'

8'

150'

2 STORY FR.
DWELLING
#5

37'±

100'

N/F BROWN

EDGEWOOD

DRIVE



Scale: 1" = 30'

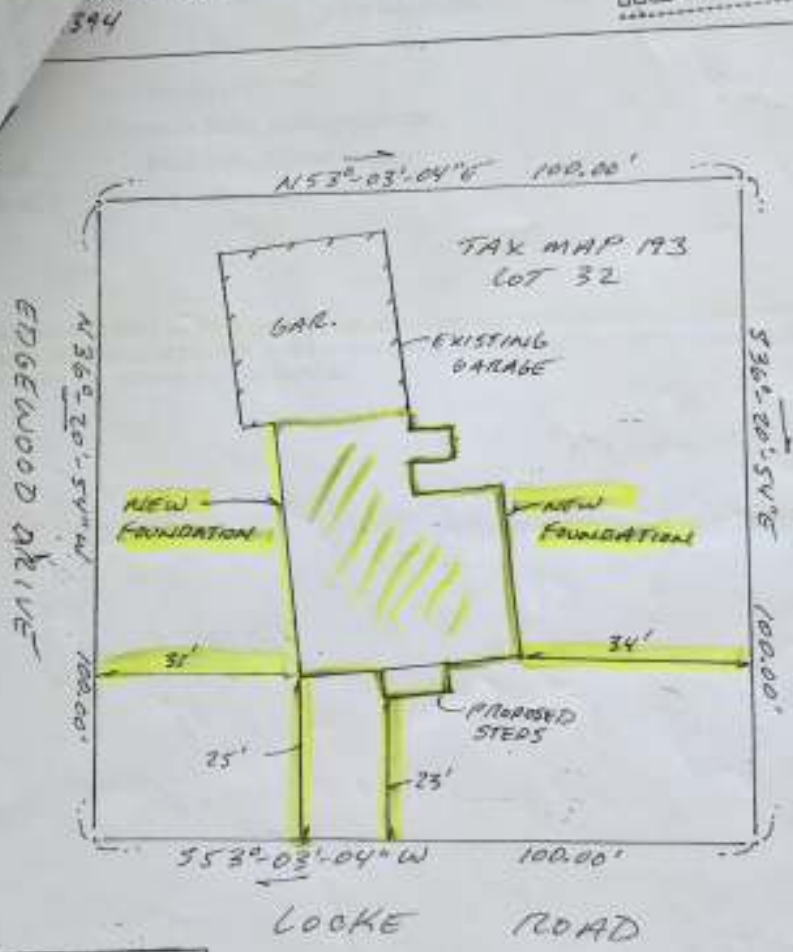
JOHN D. CHURCH
A REGISTERED LAND SURVEYOR
DO HEREIN

AMERICAN LAND SURVEYING

76
41NG
4H-03033
394

RECEIVED
JUL 30 2015
COUNTY

76 LOCKE



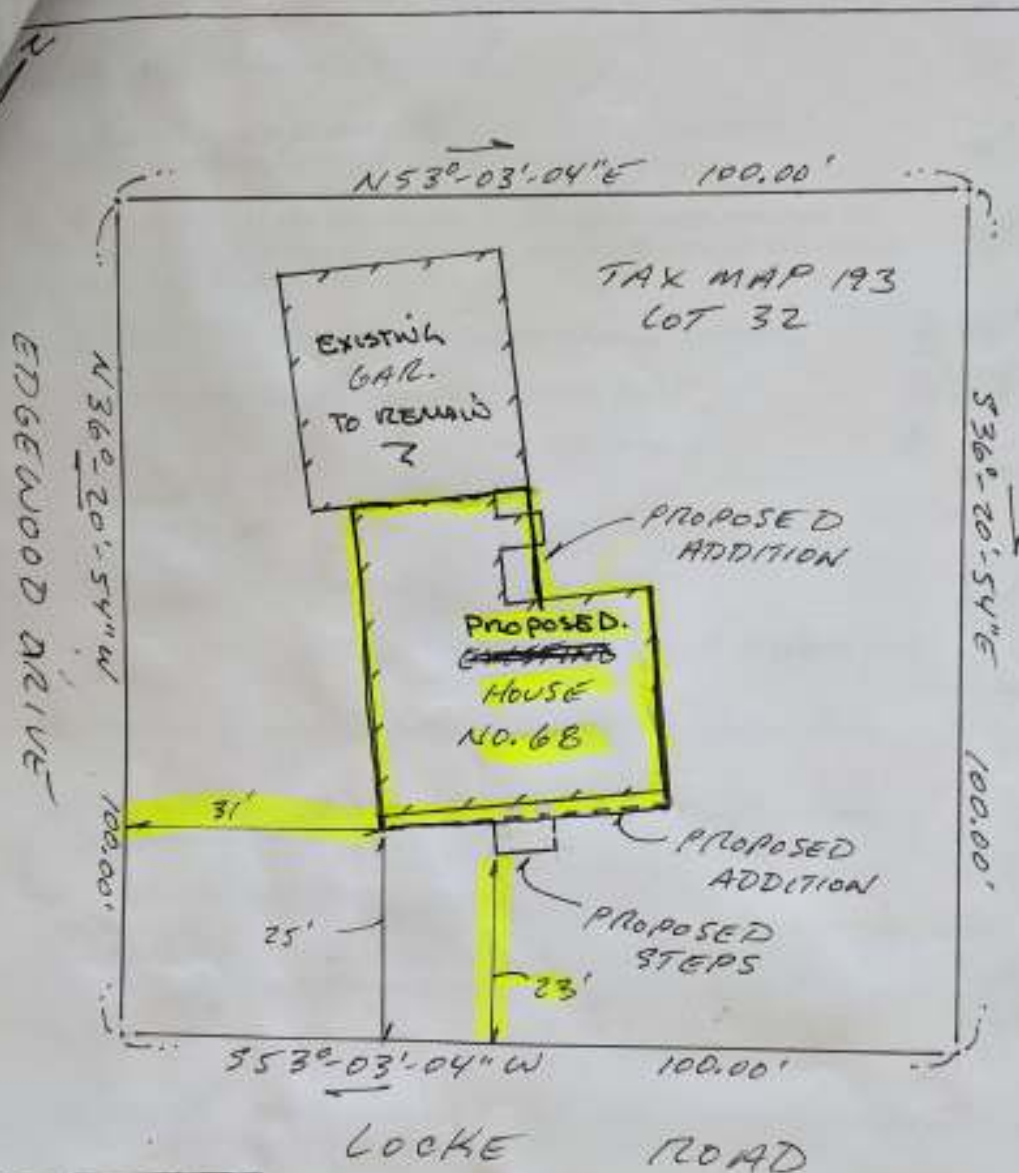
7/27/15
plant

FOUNDATION LOCATION
PLAN
68 LOCKE ROAD
HAMPTON NH.
SCALE: 1"=20' DATE: 7-27-15

Brette Land Surveying
39 Park Street
Exeter, NH 03833
(603) 772-4394

Registered Land Surveyor & Septic Designer

Job #: EDGEWOOD - HAMPTON
Scale: 1"=20'
Date: 4-28-15



4/28/15

PLAN OF PROPOSED
ADDITION
TO BUILDING
FOOTPRINT
SCALE: 1"=20' DATE: 4-28-15

04-05-0623

Town of Hampton
APPLICATION FOR BUILDING PERMIT
PLEASE ATTACH PLANS AND SPECIFICATIONS

Map/lot Number 91-008-000 Zone 03842
Please provide names and mailing addresses for the following:
BUILDING OWNER 70 Locke Rd City Hampton State NH Zip 03842
CONTRACTOR OWNER City Hampton State NH Zip 03842
Street _____ City _____ State _____ Zip _____

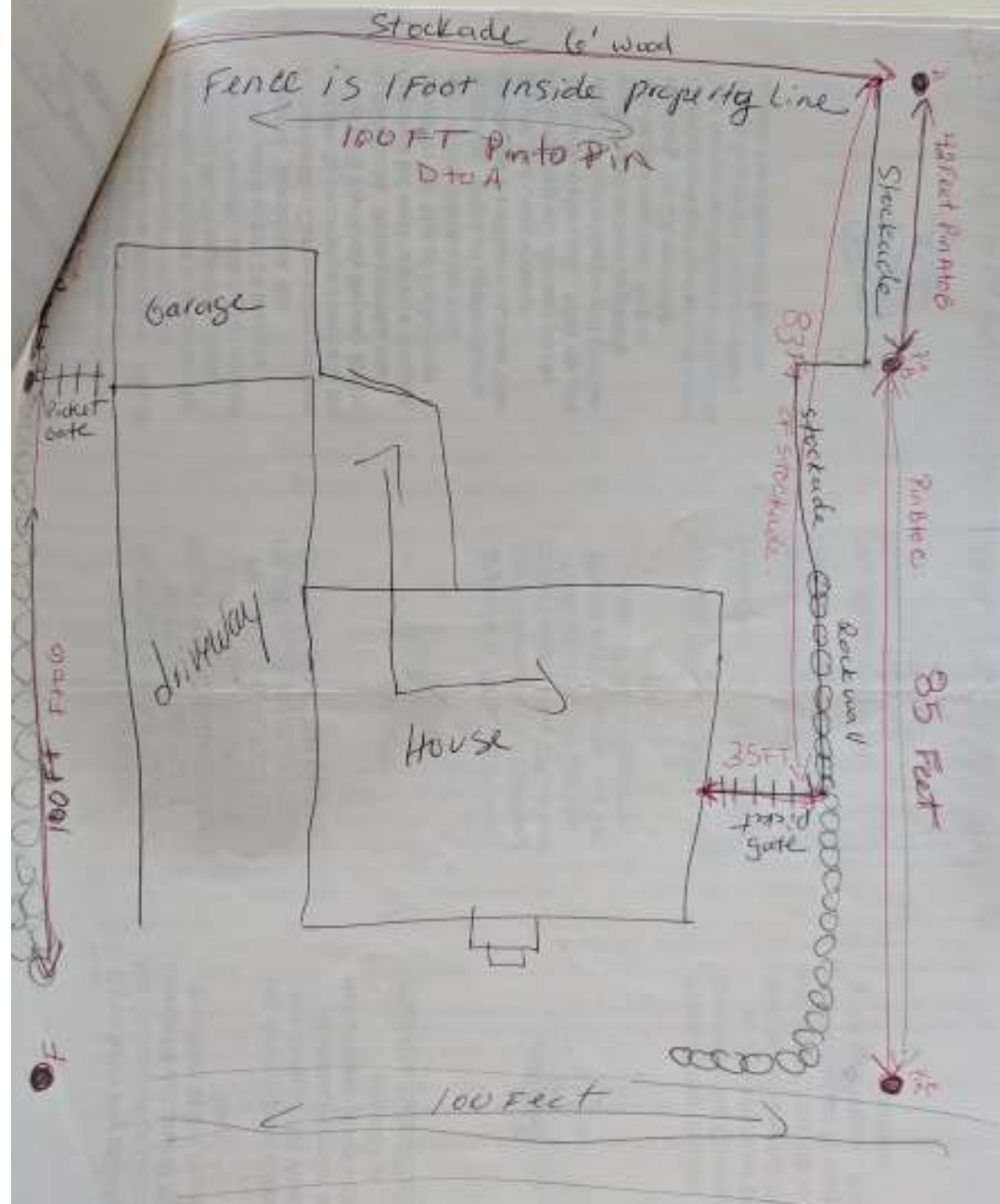
CHECK ONE OR MORE OF THE FOLLOWING:
DESCRIPTION OF PROPERTY: ☒ Single dwelling unit ☐ Duplex (Two dwelling units in one or more buildings) ☐ Multi-family (Three or more dwelling units in one or more buildings)
LEASED LAND: Is this property now or was this property ever leased land. ☐ Yes ☒ No If yes, attach a copy of the original Deed from the Town.
WETLANDS: Does the proposed project fall within the Town's 50-foot wetland buffer or the 100-foot State wetland buffer? ☐ Yes ☒ No
FLOOD ZONE: Does this property fall within a flood zone? ☐ Yes ☒ No If yes, indicate what zone _____

CONDOMINIUMS: Is this property part of a condominium association? If yes, provide documentation of Association's assent to proposed project.
TYPE OF CONSTRUCTION: NEW ☐ REMODEL ☒ ADDITION ☐ SIGN ☐ FENCE ☒
DESCRIPTION OF PROPOSED PROJECT: along back of property approx 80 feet to back of fence
LOT WAS SURVEYED BY TALKIE BIALOBRZSKI
ALL COVERS WILL BE LOANED + RENEWED

WHERE SHOULD THE PERMIT BE MAILED? Owner ☒ Contractor ☐
I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the New Hampshire State Building Code, including the International Building Code 2000, the International Plumbing Code 2000, the International Mechanical Code 2000, the International Energy Conservation Code 2000, as well as the International Residential Building Code 2000, the National Electrical Code 2002, and the NFPA Life Safety Code as currently adopted by the Town of Hampton.
I, the Applicant, do also hereby certify that the above project shall not in any way violate any deed restrictions, rights of way, or easements applicable to the property and that I, the Applicant, for myself and my heirs, successors and assigns, do hereby agree to indemnify and hold the Town of Hampton harmless in the event any such restrictions, rights of way, or easements are violated by this project.
I agree to give the Building Inspector twenty-four (24) hours notice to perform the required inspections, and to notify the inspector upon completion of the job for a final inspection.

I hereby certify, under penalty of perjury, that all statements given herein are truthful and accurate, and that the cost of construction, alteration or remodeling (including labor and materials) is: \$49,763
FEE 35-
PERMIT ISSUED 5-6-04
ISSUING AGENT Robert R. Martin
SIGNED [Signature] (Applicant)
DATE 5-4-03

Processing Fee of \$35 plus \$5 for every thousand (or portion thereof) over \$3,000 to be submitted with application.
This permit expires one year from issue date. Permit shall become invalid if work has not commenced within six months after issuance of permit (Boca Section 108.0) and no refunds will be given. If work is not completed within one year from issue date, this permit must be renewed.



No LOCKE

Locke Rd 0

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Building Inspector
Town of Hampton, NH
100 Winnacunnet Road
Hampton, NH 03842

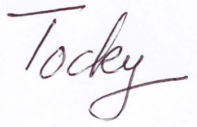
April 10, 2019
Re: 72 Locke Road, Tax Map 193 Lot 18
owners: Efstathios and Cheryl Kouninis

Dear Kevin:

As to the pending application of Mr. Kouninis for improvements to the dwelling at 72 Locke Road, I am in receipt of plans prepared for Cheryl Kouninis by RW Robin Wunderlich, of Lee, NH, which show no change to the existing structure footprint. Based on current research and previous field survey in the immediate area, I can conclude that existing structure setbacks are well in excess of those required for this lot in the RA zone (20' front, 10' side and rear), and that a full lot survey will not be necessary for me to certify that the improvements shown on the plans will be in compliance with dimensional requirements.

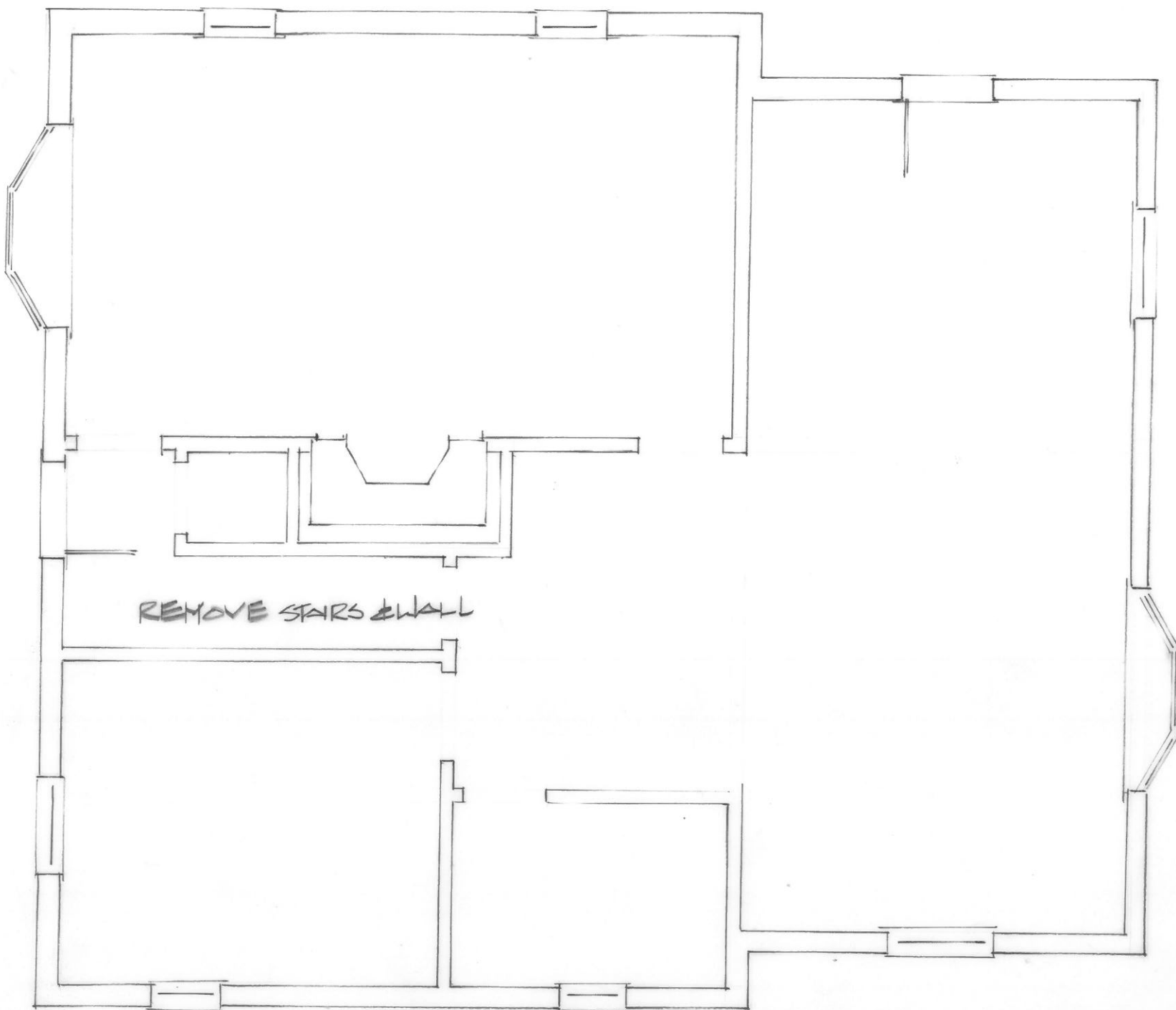
This certification applies only to the current proposal as depicted on the attached plans. Any future additions to the dwelling, changes to the existing garage, or other site work would need to be evaluated independently.

I hope this will be acceptable for their building permit application.
Thank you.


Anne W. Bialobrzeski
NHLLS #752



04/10/2019



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

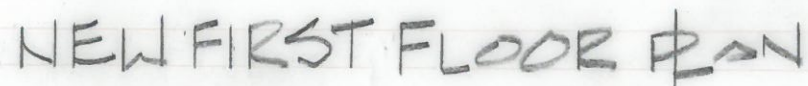
OWNER
CHERYL KOUNINIS
72 LOCKE ROAD
HAMPTON, NH

DESIGN
R. ROBIN WUNDERLICH
1 ALDER BROOK WAY
LEE NH 03861
603 659-5717

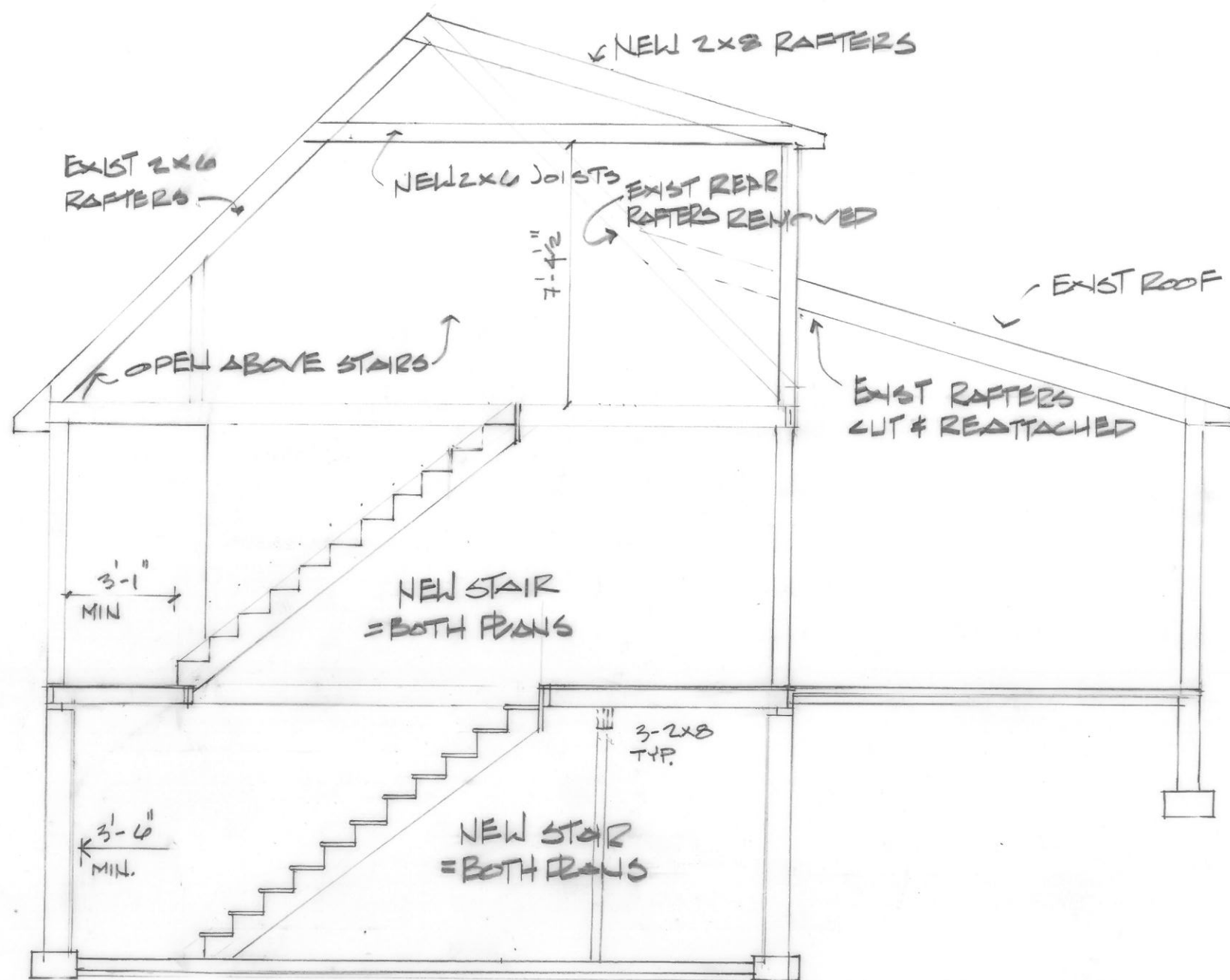
DESIGN
RW ROBIN WUNDERLICH
1 ALDER BROOK WAY
LEE NH 03861
603 659-5917

F25F002354

2



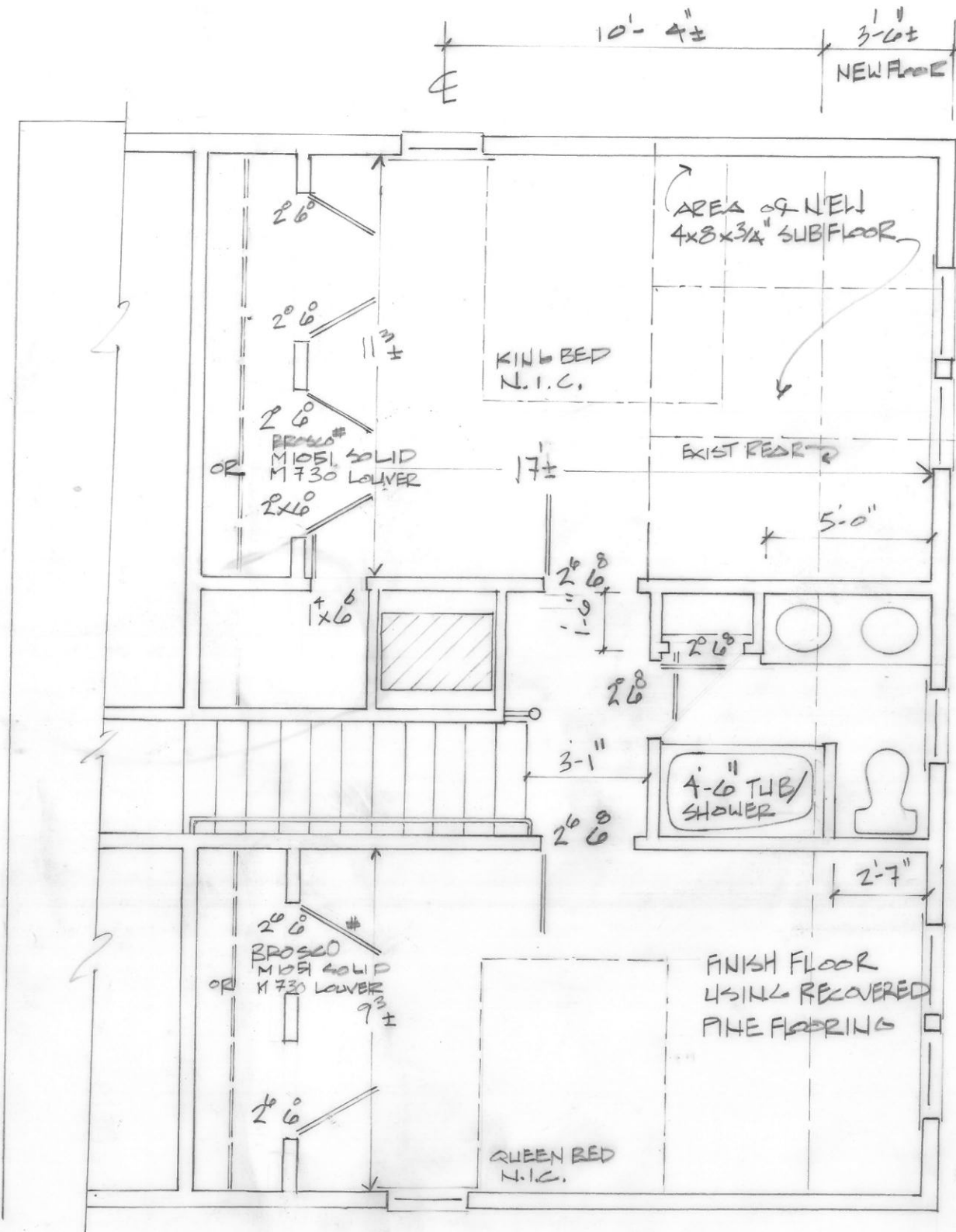
SEE NOTES @ PLAN 2



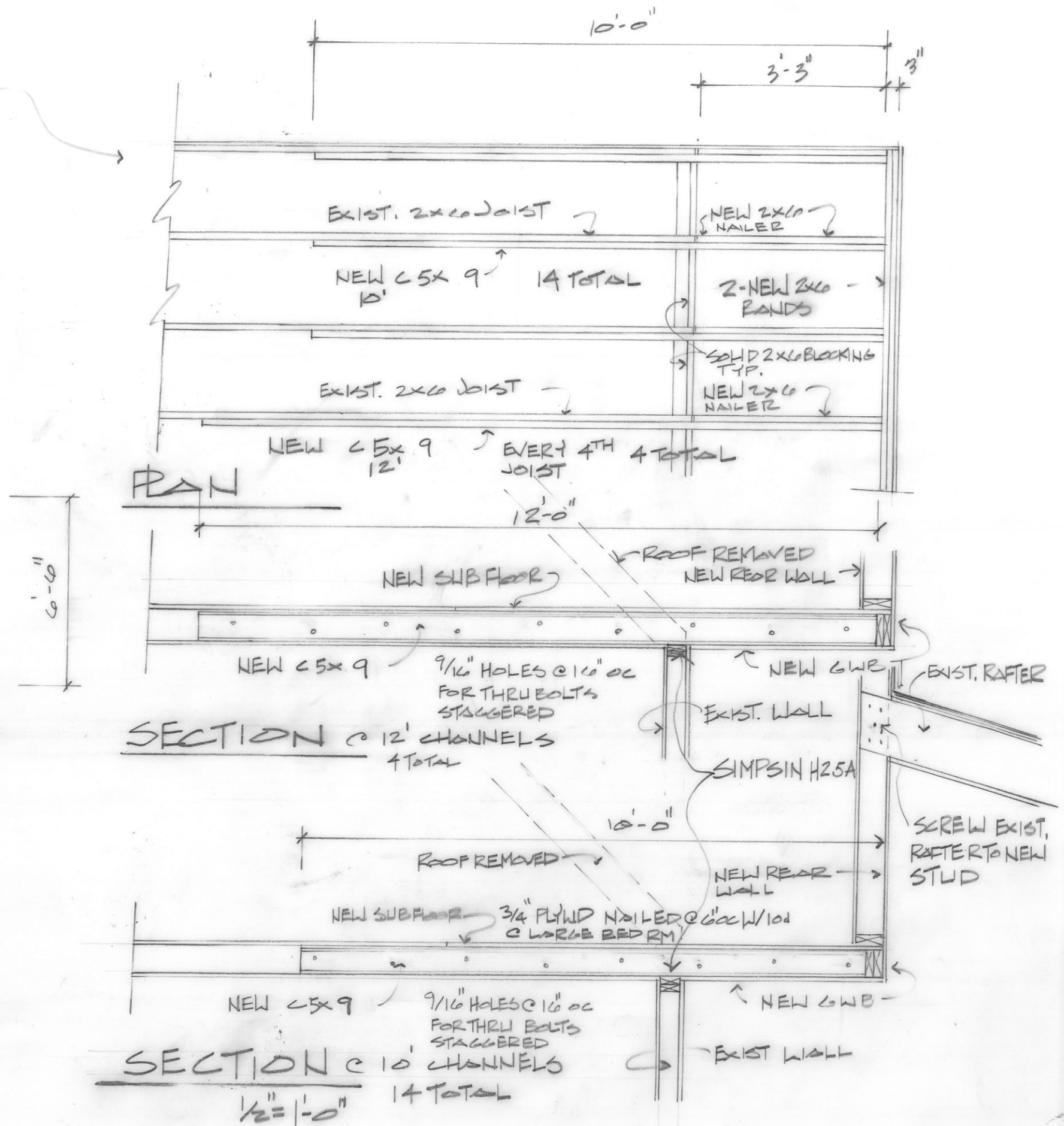
NEW BUILDING SECTION

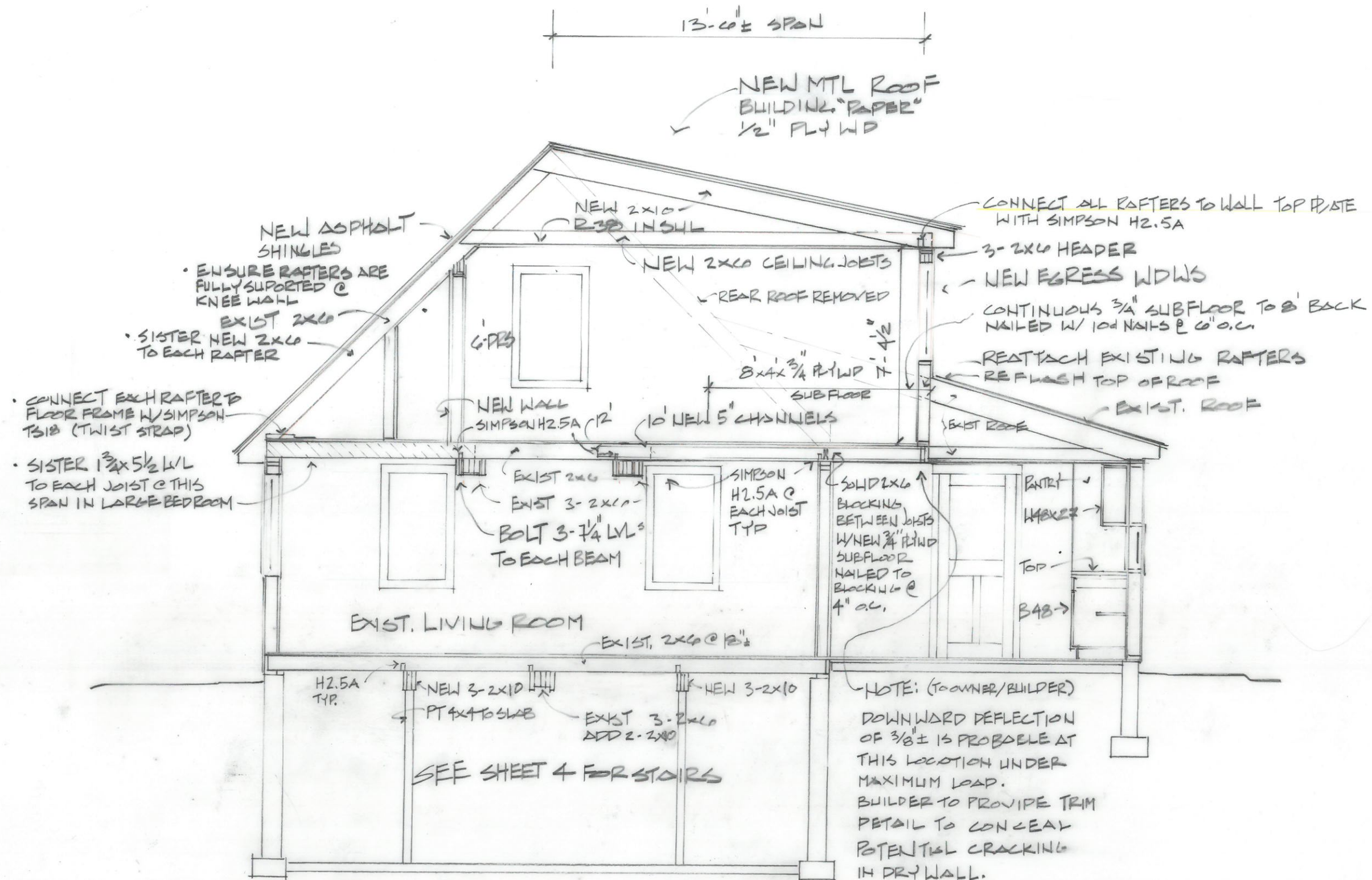
PLAN #1 W/O 3'

SCALE 1/4" = 1'-0"



NEW SECOND FLOOR PLAN W/+3'
PLAN # 2





NEW BUILDING SECTION W/+3'

PLAN #2

1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

1. THE STRUCTURAL DESIGN OF THIS PROJECT IS IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC 2009).
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
3. THE GENERAL CONTRACTOR IS REQUIRED TO FOLLOW THESE PLANS DURING CONSTRUCTION. ANY DEVIATION FROM THESE PLANS, INCLUDING CONSTRUCTION DETAILS AND MATERIALS, IS PROHIBITED WITHOUT AUTHORIZATION BY THE STRUCTURAL ENGINEER.
4. ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
5. ANY STRUCTURAL WORK REQUIRED FOR THE PROJECT WHICH IS NOT SHOWN ON THE STRUCTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
6. DIMENSIONS, WHERE PROVIDED, SHALL TAKE PRECEDENCE OVER DRAWING SCALE. ANY SCALED DRAWINGS SHALL BE VERIFIED TO BE OF THE INDICATED SCALE PRIOR TO MEASURING.
7. UNLESS OTHERWISE NOTED, THE DETAILS, SECTIONS AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
8. THE LOCATIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER UTILITIES SHALL BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION. ANY LOCATIONS WHERE EQUIPMENT COINCIDES WITH STRUCTURAL ELEMENTS, INCLUDING FOUNDATION ELEMENTS, SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
9. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLIANCE IS BEING MET.
10. ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION TO STABILIZE THE STRUCTURE IN A SAFE MANNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONS PROPERLY LICENSED AS REQUIRED BY THE STATE.
12. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE CONSTRUCTION QUALITY OF THIS PROJECT.
13. ANY EXISTING STRUCTURAL ELEMENTS FOUND TO BE IN A CONDITION WORSE THAN EXPECTED SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING. THIS INCLUDES FRAMING DAMAGED BY TERMITES.
14. TERMITES AND ANY OTHER BUG INFESTATIONS SHALL BE EXTERMINATED PRIOR TO ANY CONSTRUCTION WORK.
15. SHOP DRAWINGS FOR ALL FABRICATED MATERIALS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
16. WATERPROOFING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC 2009).

PRESSURE TREATED LUMBER

17. ALL PRESSURE TREATED LUMBER SHALL USE THE ACQ TREATMENT PROCESS SUITABLE FOR EXTERIOR USE.
18. ALL SILL PLATES ON FOUNDATION WALLS OR SLABS ON GRADE SHALL BE SOUTHERN YELLOW PINE PT.
19. ALL ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED AND ALL POWDER ACTUATED FASTENERS SHALL BE CORROSION RESISTANT TO FASTEN PT PLATES TO CONCRETE. HOT DIPPED GALVANIZED NAILS SHALL BE USED FOR FRAMING CONNECTIONS WITH PT.
20. ALL SIMPSON CONNECTIONS FOR PT FRAMING CONNECTIONS SHALL BE G185 GALVANIZED (SIMPSON ZMAX OR EQUAL).

WOOD FRAMING

21. UNLESS NOTED OTHERWISE, ALL WOOD FRAMING SHALL BE SPF #1/#2 OR BETTER.
22. ALL WOOD FRAMING AND TRUSSES SHALL BE CONSTRUCTED PLUMB, LEVEL, AND SQUARE.
23. ALL WOOD FRAMING MEMBERS SHALL BE ADEQUATELY TEMPORARILY BRACED AS REQUIRED DURING CONSTRUCTION TO PROVIDE SAFE WORKING CONDITIONS.
24. ALL FRAMING MEMBERS SHALL BE CUT TO PROVIDE A TIGHT FIT UNLESS OTHERWISE NOTED. THE USE OF SHIMS SHALL NOT BE ALLOWED.
25. SIMPSON CONSTRUCTION CONNECTORS, OR APPROVED EQUAL, SHALL BE USED TO CONNECT FRAMING MEMBERS AS SPECIFIED ON THESE PLANS. THE GENERAL CONTRACTOR SHALL INSTALL ALL CONNECTORS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS OF THE SPECIFIED CONNECTORS OR FASTENERS ARE ALLOWED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
26. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
27. PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS. CONTRACTOR SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
28. UNLESS OTHERWISE SPECIFIED, THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN TABLE 2304.9.1 OF THE 2009 IBC.
29. LVL & PSL ENGINEERED WOOD PRODUCTS SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A MINIMUM BENDING STRESS, F_b, OF 3,100 PSI. BUILT UP LVL BEAMS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS.